



WINGS FINANCIAL PLYMOUTH

3455 Plymouth Blvd. ✦ Plymouth, MN



- ✦ New ownership and management
- ✦ Significant renovations to property underway
- ✦ Opportunity for creative design and build-out
- ✦ Campus setting with abundant parking
- ✦ Key card access
- ✦ Close proximity to multiple restaurants and a variety of retailers
- ✦ Numerous amenities within walking distance
- ✦ 1/4 mile to LifeTime Plymouth

FOR LEASE

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WINGS FINANCIAL PLYMOUTH

3455 Plymouth Blvd. ✦ Plymouth MN

✦ BUILDING DETAILS

- Building Size/Stories: Approx. 13,033 sq. ft./2 Stories
- Year Built: 2001
- 2022 Estimated Ops/Tax: \$18.44
- Gross Rental Rate: \$33.00 RSF
- Available Space:
Suite 201 1,134 RSF
- Parking: 3.65/1,000 sq. ft.

✦ AMENITIES

- 1/4 mile to LifeTime Plymouth
- Numerous amenities within walking distance
- Campus setting with abundant parking
- Key card access
- Quick access from 494 off 55 West
- Located just 20 minutes from the airport

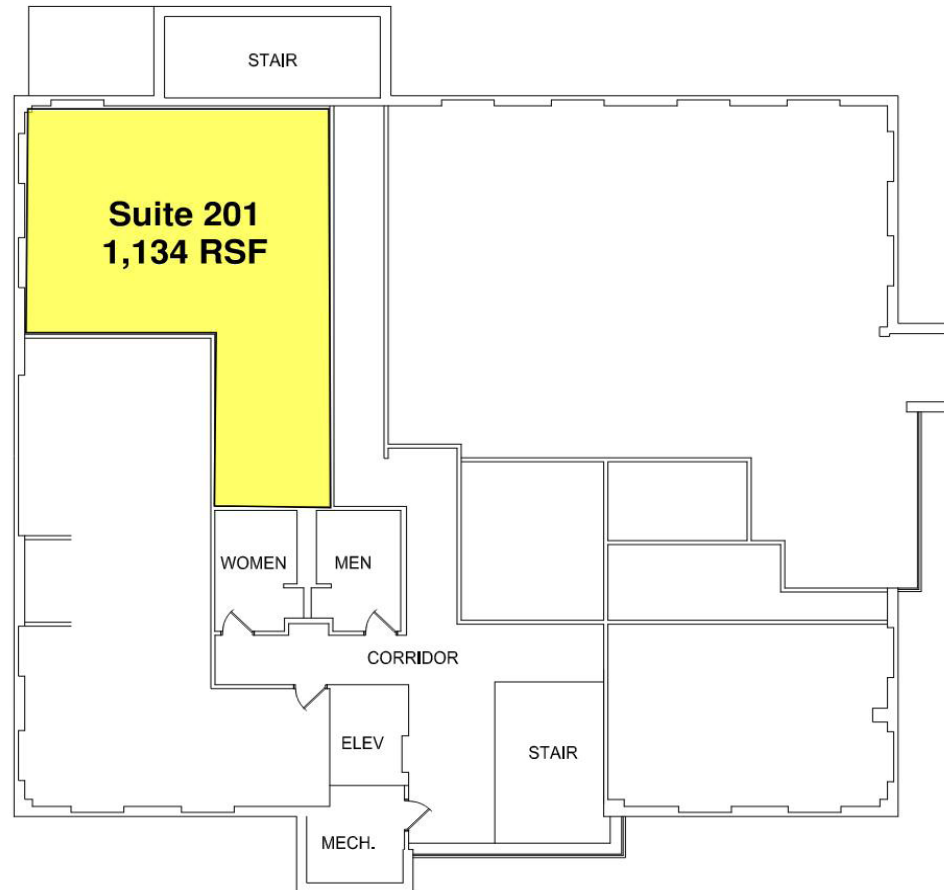
F R A U E N S H U H

COMMERCIAL REAL ESTATE

www.frauenshuh.com ✦ 7101 W. 78th Street ✦ Minneapolis, MN

WINGS FINANCIAL PLYMOUTH ♦ FOR LEASE ♦ SECOND FLOOR PLAN

3455 Plymouth Blvd. ♦ Plymouth, MN



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